

9/14/09 10:00:05 SS  
DK W BK 616 PG 654  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared By:  
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4780 I-55 North, Suite 400  
Jackson, Mississippi 39211  
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

File No. 2218 2147656

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**Federal National Mortgage Association**

International Plaza II  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254-2916  
(972) 773-7632  
214-242-8170

does hereby sell, convey and specially warrant unto

**ROBERT J. HEARDEN and NANCY E. HEARDEN**  
2520 Rising Sun

Hernando, Mississippi 38632

(662) 449-1950  
(901) 493-7381

as joint tenants with full rights of survivorship and not as tenants in common, the following land and property located and situated in DESOTO County, Mississippi, and being more particularly described as follows, to-wit:

**(See Exhibit A attached)**

**Indexing Instructions:** Lot 12, Section B, Bar E Ranchettes, in Section 17, Township 3 South, Range 8 West, DeSoto County, Mississippi

**More Commonly Known As:** 2520 Rising Sun, Hernando, Mississippi 39632

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under GRANTOR, but not otherwise.

WITNESS MY SIGNATURE, this the 27 day of August, 2009.



Federal National Mortgage Association

By: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Chrissy Wilson  
Assistant Secretary

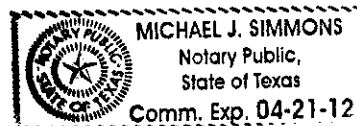
STATE OF TEXAS  
COUNTY OF DALLAS

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 27 day of August, 2009, within my jurisdiction, the within named Chrissy Wilson, duly identified before me, who acknowledged that he/she is Assistant Secretary of Federal National Mortgage Association, and that for and on behalf of Federal National Mortgage Association, and as its act and deed and that in said respective capacity, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

(SEAL)

NOTARY PUBLIC

My Commission Expires:



**Exhibit A**

Lot 12, Section B, Bar E Ranchettes, in Section 17, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 81, Pages 50-51, in the office of the Chancery Clerk of DeSoto County, Mississippi.